

098.0

0009

0005.0

Map

Block

Lot

1 of 1

Residential

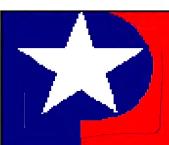
CARD ARLINGTON

Total Card / Total Parcel

1,908,200 / 1,908,200

USE VALUE: 1,908,200 / 1,908,200

ASSESSED: 1,908,200 / 1,908,200


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
62		HUTCHINSON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: PERRIMON NORBERT J/TRS	
Owner 2: PERKINS LIZABETH A/TRS	
Owner 3: PERKINS-PERRIMON LIVING TRUST	

Street 1: 62 HUTCHINSON RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: PERRIMON NORBERT J -

Owner 2: PERKINS LIZABETH A -

Street 1: 62 HUTCHINSON RD

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .321 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1950, having primarily Wood Shingle Exterior and 5008 Square Feet, with 1 Unit, 3 Baths, 2 3/4 Baths, 2 HalfBaths, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		14000		Sq. Ft.	Site		0	70.	0.75	4			Golf co	25					735,000						735,000	

IN PROCESS APPRAISAL SUMMARY

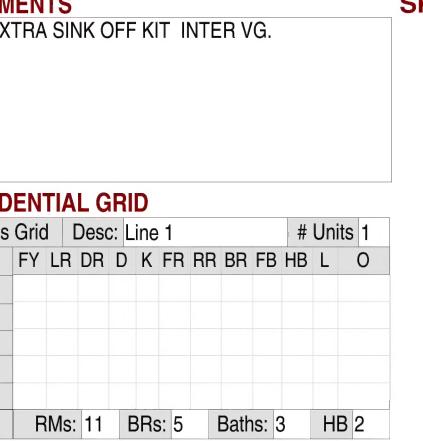
Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							14000.000		1,172,300		900		735,000		1,908,200							
Total Card							0.321		1,172,300		900		735,000		1,908,200		Entered Lot Size					
Total Parcel							0.321		1,172,300		900		735,000		1,908,200		Total Land:					
Source: Market Adj Cost																	Land Unit Type:					

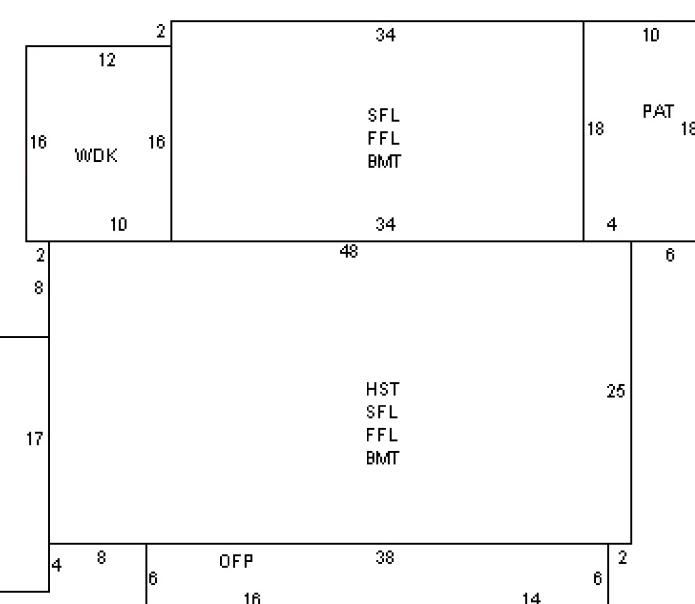
PREVIOUS ASSESSMENT								Parcel ID		PAT ACCT.								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date								
2022	101	FV	1,172,300	900	14,000.	735,000	1,908,200		Year end	12/23/2021								
2021	101	FV	1,138,400	900	14,000.	735,000	1,874,300		Year End Roll	12/10/2020								
2020	101	FV	1,138,400	900	14,000.	735,000	1,874,300	1,874,300	Year End Roll	12/18/2019								
2019	101	FV	868,400	900	14,000.	735,000	1,604,300	1,604,300	Year End Roll	1/3/2019								
2018	101	FV	885,900	900	14,000.	630,000	1,516,800	1,516,800	Year End Roll	12/20/2017								
2017	101	FV	885,900	900	14,000.	588,000	1,474,800	1,474,800	Year End Roll	1/3/2017								
2016	101	FV	885,900	900	14,000.	504,000	1,390,800	1,390,800	Year End	1/4/2016								
2015	101	FV	850,900	900	14,000.	451,500	1,303,300	1,303,300	Year End Roll	12/11/2014								

BUILDING PERMITS										ACTIVITY INFORMATION							
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
1/8/2014	16	Solar Pa	16,900	C					9/24/2018	Meas/Inspect	BS	Barbara S					
11/19/2012	1520	Re-Roof	11,050	C					2/7/2014	Info Fm Prmt	EMK	Ellen K					
10/27/2010	2212	New Wind	3,400						4/12/2013	Info Fm Prmt	MM	Mary M					
9/11/2008	1024	Addition	113,000	O					6/17/2009	Measured	189	PATRIOT					
1/17/1996	19		60,000			G10	GR FY10	2ND FLOOR TO RANCH	10/19/1999	Meas/Inspect	263	PATRIOT					
									5/30/1996		PM	Peter M					

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 6	- Colonial			Full Bath: 3	Rating: Very Good	OF=EXTRA SINK OFF KIT INTER VG.													
Sty Ht: 2H	- 2 & 1/2 Sty			A Bath: 1	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath: 2	Rating: Very Good														
Foundation: 1	- Concrete				A 3QBth: 1	Rating:													
Frame: 1	- Wood				1/2 Bath: 2	Rating: Very Good													
Prime Wall: 1	- Wood Shingle				A HBth: 1	Rating:													
Sec Wall: 1			%	OthrFix: 1	Rating: Average														
Roof Struct: 1	- Gable				OTHER FEATURES														
Roof Cover: 1	- Asphalt Shgl				Kits: 1	Rating: Good													
Color: RED				A Kits: 1	Rating:														
View / Desir: G	- Good				Fpl: 3	Rating: Very Good													
GENERAL INFORMATION				WSFlue: 1	Rating:														
Grade: B	- Good				CONDOS INFORMATION														
Year Blt: 1950	Eff Yr Blt:				Location:														
Alt LUC:	Alt %:			Total Units:															
Jurisdct: G12	Fact: .			Floor:															
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD				Phys Cond: VG - Very Good	4.6 %					Exterior:	No Unit	RMS	BRS	FL					
Prim Int Wal 1	- Drywall				Functional:	%					Interior:	1	11	5					
Sec Int Wall: 1			%	Economic:	%					Additions:									
Partition: T	- Typical				Special:	%					Kitchen:								
Prim Floors: 3	- Hardwood				Override:	%					Baths:								
Sec Floors: 4	- Carpet	20 %		Total:	4.6 %					Plumbing:									
Bsmnt Flr: 12	- Concrete				CALC SUMMARY				Electric:										
Subfloor:				Basic \$ / SQ: 130.00					Heating:										
Bsmnt Gar:				Size Adj.: 0.88052857					General:										
Electric: 3	- Typical				Const Adj.: 1.14760804					Totals	1	11	5						
Insulation: 2	- Typical				Adj \$ / SQ: 131.365														
Int vs Ext: S				Other Features: 207255															
Heat Fuel: 2	- Gas				Grade Factor: 1.33														
Heat Type: 1	- Forced H/Air				NBHD Inf: 1.00000000														
# Heat Sys: 1				NBHD Mod:															
% Heated: 100	% AC: 100				LUC Factor: 1.00														
Solar HW: NO	Central Vac: NO				Adj Total: 1228876														
% Com Wal	% Sprinkled				Depreciation: 56528														
				Depreciated Total: 1172348															
MOBILE HOME				Make:	Model:	Serial #:					Year:	Color:							
SPEC FEATURES/YARD ITEMS				PARCEL ID 098-0-0009-0005.0															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
19	Patio	D	Y	1	20X20	A	AV	1980	3.19	T	31.2	101			900		900		
More: N				Total Yard Items:		900	Total Special Features:								Total:		900		





SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	1,812	54.190	98,189	BMT	100	GFB	25	V	
FFL	First Floor	1,812	131.370	238,034						
SFL	Second Floor	1,812	131.370	238,034						
HST	Half Story	600	131.370	78,819						
GAR	Garage	441	23.720	10,460						
TQS	3/4 Story	331	131.370	43,449						
OPF	Open Porch	236	26.960	6,362						
WDK	Deck	192	12.860	2,470						
Net Sketched Area: 7,416				Total:	716,712					
Size Ad	4554.75	Gross Area	8126	FinArea	5008					

SUB AREA DETAIL

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	1,812	54.190	98,189	BMT	100	GFB	25	V	

IMAGE



AssessPro Patriot Properties, Inc